069.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,114,600	/	1,114,600
USE VALUE:	1,114,600	/	1,114,600
ASSESSED:	1,114,600	/	1,114,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GHARAKHANIAN SHAHIN/TRUSTEE
Owner 2:	GHARAKHANIAN REALTY TRUST
Owner 3:	
Street 1:	15 DAVIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GHARAKHANIAN SHAHIN & SOHEILA -
Owner 2:	-
Street 1:	15 DAVIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,753 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1901, having primarily Wood Shingle Exterior and 2395 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4753.000	720,200	600	393,800	1,114,600
Total Card	0.109	720,200	600	393,800	1,114,600
Total Parcel	0.109	720,200	600	393,800	1,114,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.36 | /Parcel: 465.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 44277
GIS Ref:
GIS Ref:
Insp Date: 11/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	720,100	600	4,753.	393,800	1,114,500	1,114,500	Year End Roll	12/18/2019
2019	101	FV	555,900	600	4,753.	365,700	922,200	922,200	Year End Roll	1/3/2019
2018	101	FV	555,900	600	4,753.	365,700	922,200	922,200	Year End Roll	12/20/2017
2017	101	FV	555,900	600	4,753.	320,700	877,200	877,200	Year End Roll	1/3/2017
2016	101	FV	555,900	600	4,753.	292,500	849,000	849,000	Year End	1/4/2016
2015	101	FV	517,200	600	4,753.	258,800	776,600	776,600	Year End Roll	12/11/2014
2014	101	FV	517,200	600	4,753.	244,700	762,500	762,500	Year End Roll	12/16/2013
2013	101	FV	517,200	600	4,753.	232,900	750,700	750,700		12/13/2012

!5944!

PRINT

Date	Time
12/10/20	20:45:59

LAST REV

Date	Time
10/10/19	16:39:48

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5944

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GHARAKHANIAN SH	61777-315		5/10/2013	Convenience	99	No	No		
PATEL HEIDI & M	1387-64		7/19/2010	Mult Lots	800,000	No	No		
POTTER LLOYD,	51552-385		8/8/2008	Mult Lots	790,000	No	No		Deed for housr and lot recorded separately
CLAYTON ARNOLD	38610-249		3/31/2003	Mult Lots	610,000	No	No		Deeds for house and lot recorded separately
CLAYTON ARNOLD	36389-289		9/12/2002	Convenience	1	No	No		
CLAYTON ARNOLD	29064-318		9/4/1998	Convenience		No	No		
ONEIL FRANK C &	12545-215		10/29/1973		40,000	No	No		
PARROTT FRANCIS	12026-732		7/1/1971	Mult Lots	1	No	No		Lot (3) on separate deed

USER DEFINED

Prior Id # 1:	44277
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2013	1412	Manual	3,733	C				
9/9/2008	1014	Re-Roof	16,575					new gutters also
2/10/2005	87	Redo Kit	30,000	C		G6	GR FY06	family room remode
6/11/2003	450	Add Bath	9,000					
12/7/1998	840	Manual	16,900					REPLACE PORCH/SHIN

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
9/20/2013	Info Fm Prmt	EMK	Ellen K
12/6/2008	Meas/Inspect	345	PATRIOT
9/14/2005	Permit Visit	BR	B Rossignol
7/16/2003	MLS	MM	Mary M
11/8/1999	Inspected	267	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Entry Denied	263	PATRIOT
7/27/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4753		Sq. Ft.	Site		0	70.	1.18	12									393,812						393,800	

Total AC/HA: 0.10911 | Total SF/SM: 4753 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,812 | Spl Credit | Total: 393,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1901	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11113298
Const Adj.:	1.00989902
Adj $ / SQ:	140.267
Other Features:	114840
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	754934
Depreciation:	34727
Depreciated Total:	720207

COMMENTS

SINK IN BSMT/ TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

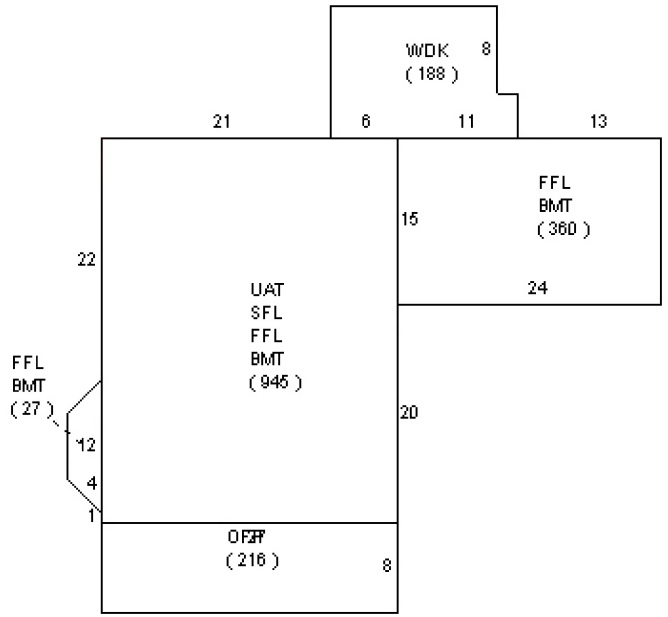
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	204.79
Special Features:	0	Val/Su Net:	169.50
Final Total:	720200	Val/Su SzAd	316.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,332	42.080	56,051
FFL	First Floor	1,332	140.270	186,835
SFL	Second Floor	945	140.270	132,552
UAT	Upper Attic	236	82.060	19,386
OFP	Open Porch	216	24.380	5,266
WDK	Deck	188	11.430	2,149

Net Sketched Area:	4,249			Total:	402,239
Size Ad	2277	Gross Are	4958	FinArea	2395

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	GD	1995	0.00	T	14.4	101						
19	Patio	D	Y	1	20X13	A	AV	1960	3.69	T	40.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600